



**307 Spurline Avenue
Coaldale, Alberta**

MLS # A2275064



\$209,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Off Street, Parking Pad, Paved		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Washer, Dryer, Microwave Oven, Range Hood, Central A/C, Hot Tub, and Pergola.

Are you looking for an affordable home in Southern Alberta? In a great location? Take a closer look at this 2008, 1216 sq. ft home in Station Grounds. A quiet and well-maintained Manufactured Housing Community in Coaldale, AB. Coaldale is a growing and desirable community with almost all amenities and that sought after "Small Town Feel". This property features off-street parking for 2 vehicles, a fenced yard with garden boxes and a ready-to-go hot tub with a pergola over it. Step inside and enjoy the semi-open concept living room, dining room, and kitchen. The well-appointed kitchen features a built in China cabinet, 4 appliances, a large step-in pantry, and the added convenience of the laundry, just around the corner. In the back of the home you will find the master suite, featuring a large bedroom that could easily accommodate a king suite of furniture, a walk-in closet and a 4-pc ensuite bathroom with a jet tub. In the front of the home there are 2 more bedrooms with closets. One is a good size for an office, project room, or baby room. The other is a larger bedroom with extra storage. The second 4-pc bathroom with a one-piece tub and shower surround is between these 2 bedrooms. Come and see this well laid out property with extra features and a new roof! It won't last long!